

PART III
CHAPTER 6
PLAN IMPLEMENTATION

The planning process in the Denton area has just begun. In many ways, formal adoption of the Comprehensive Plan is only the first step, not the last. Without continuing action to implement and update the Plan, Denton's efforts up to this point will have little lasting impact. Continuing coordination is also required to insure compatibility of the Denton Plan with planning activities of other agencies.

There are several critical requirements to effective implementation of the Plan. First, Denton should prepare certain regulatory measures, such as zoning and subdivision ordinances, which would enforce the Plan's policies and recommendations. Second, the Village should consider project scheduling devices, like the capital improvement program, which would allow implementation of the most important public improvements on a priority system, while staying within budgetary constraints. Third, local officials must insure that local residents continue to be actively involved in planning discussions and decisions. Finally, the Plan itself must be subjected to a monitoring process, and be updated periodically to continually reflect local aspirations and opportunities and the impacts of outside forces. Each of these requirements is briefly discussed below.

ZONING AND SUBDIVISION ORDINANCES

Zoning and subdivision are the most common regulatory measures used by governmental units to implement planning policies. A zoning ordinance consists of a zoning district map and supporting ordinance text. The map divides the zoning jurisdiction into a series of zoning districts, and the text describes regulations for the use of land within each of these districts, including permitted uses, lot sizes, setback, density standards, etc.

A subdivision ordinance regulates the development of raw land. Subdivision ordinances normally prescribe standards for street improvements, lot layouts, water and sewer facilities, etc. They can help ensure proper physical development and adequate public facilities within growth areas. Subdivision regulations can also ensure that the appropriate costs of public improvements within growth areas will be borne by the developer and new residents rather than by the established community.

The next step, after adoption of the plan, is the preparation, adoption and enforcement of zoning and subdivision ordinances. Denton is presently participating in a program with other rural Lancaster County municipalities in the preparation of "model" zoning and subdivision regulations. Using the model as a base, Denton should adopt and enforce its own ordinances. The use of a model will facilitate enforcement by a common building inspector among a number of villages or contracting with the Lincoln City Building Inspector. The adopted ordinances will help implement the contents and enforce the guidelines of the Denton Comprehensive Plan. Ordinances based upon the model will assist the coordination with similar activities in the region.

CAPITAL IMPROVEMENTS PROGRAM

Another potential tool for implementing the Plan is the capital improvements program, which establishes schedules and priorities for all public improvement projects within a one and five year time period.

The Planning Commission first prepares a list of all public improvements that might be required in the up-coming years, including transportation and community facility projects. Then all projects are reviewed on the basis of the Comprehensive Plan, priorities are assigned, cost estimates prepared, and potential funding sources identified.

Denton's financial resources will always be limited, and public dollars must be spent wisely. The capital improvements program would allow Denton to provide the most critical public improvements, yet stay within budget constraints. It could help avoid costly mistakes and promote maximum community benefits from all public investment.

CITIZEN INVOLVEMENT

The planning process has contributed to a healthy dialogue among residents of the community and the rural area concerning the future of the area. Wide publicity has been given to the Plan, and a number of citizens have thus far been involved in planning discussions. This active citizen involvement should become standard policy. The planning process will affect everyone, and everyone should contribute to planning decisions. It is encouraging that citizens are looking to the future instead of simply accepting existing problems. The common interest in the quality of life for this area and the needs of its citizens can lead to great achievements.

REVIEW AND REVISION

The Comprehensive Development Plan is not a static document. The planning process must be continuous. The Plan should be monitored and updated when necessary. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan document should be reviewed and updated. Coordination with other agencies should insure a compatibility with other planning actions which influence the Denton area. From time to time, certain changes to the Plan document will be required. The Planning Commission and Village Board should carefully review proposed changes and their implications and actively seek citizen and pertinent agency comment on such proposals. If changes are found appropriate, they should be formally added to the Plan by legal amendment. Also, at five or ten year intervals, the entire Plan document should be reviewed and if necessary modified to ensure that it continues to be an up-to-date expression of community intentions.